

ANDREAS GEORGIOU T/A GIAD

18 Grosvenor Vale

Planning / Design and Access Statement

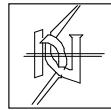
Removal of existing rear extension and garage.  
New single storey rear and side extension.

18<sup>th</sup> April 2025



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### Site Location and Description

18 Grosvenor Vale is a two storey semi-detached house located on the south eastern side of Grosvenor Vale.

The property has a single storey rear extension as shown on the existing drawing number 18GV A-01 and to side has a garage with a width that is not wide enough to fit a vehical.

The property generally is need of a refurbishment to bring it up date to especially with electrics and plumbing.

Grosvenor Vale is a pleasant residential street comprising a series of semi-detached two-storey houses with pitched tiled roofs. Most of the properties are of similar character from each other. The predominant facing material on the front elevations are generally finished with brickwork with render / pebble dash. The roofs are pitched tiled roofs.

Many of the properties on Grosvenor Vale have carried out single storey rear extensions, rear and side extensions, two storey side extensions and loft conversions. Property number 20 Grosvenor Vale has carried out a single storey rear extension and a two storey side extension as you can see in the submitted photo document.

### Proposal

Our proposal is to remove the existing rear extension and garage to the side of the house. Provide a single storey rear / side extension. The design is to provide additional space on the ground floor in order to provide a family room (kitchen/living/dining), utility room and a ground floor toilet.

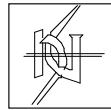
The existing rear extension is currently 3.25 meters in depth with a height of 3.255 meters high. Our proposed depth for the rear extension on the ground floor will be 3.25 meters to match the existing extension with a height of 3.360 meters from the outside ground level.

20 Grosvenor Vale has carried out a single storey rear extension and a two storey side extension as you can see in the submitted photo document. Number 16 Grosvenor Vale has carried out a single storey rear extension.

We believe that there will not be any over shadowing, overlooking or right of light issues with the numbers 16 and 20.

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### Conclusion

In my opinion this proposal represents a sustainable form of development, which would provide improved living conditions for the applicant and his family and indeed for any future residents of 18 Grosvenor Vale without causing material harm either to the dwelling itself, to the adjoining owners or to the surrounding area.

### Access

The access to the property will remain as existing.

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